

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JANUARY 26, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Council Chambers, City Hall

Commissioners Present: Hank Prebys, Anne Stevenson, Michael Condon, Erika
Lindsay, Ron Rupert, Alex Pettit

Commissioners Absent: Jane Schmiedeke

Staff Present: Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Pettit) moves to approve the agenda as amended to
include 14 S Washington as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

315 Washtenaw Ave.

**Amended application for installation of roof vents.*

Applicant: Azar Sadeghi, on behalf of Karl Staffled (owner)—present

Discussion: Stevenson: States that the Commission had previously seen the application
and that now Mr. Roof has come back to say that they cannot install ridge
venting as previously discussed and instead wants to install eight can vents
along the roof.

Sadeghi: States that they spoke with Mr. Roof and that the existing vents
are low profile vents, not ridge vents. States that installing the ridge venting
will be at least a \$3,000 cost. *Applicant reads statement from Mr. Staffled
and Mr. Roof stating: that the ridge venting would not operate properly due
to the crown molding that extends from the trim to the underside of the
roof, which would interfere with the drip edge venting; that if ridge venting
were installed it would require the installation of soffit vents from the
exterior of the house, which would be an additional cost; that the ridge
venting would change the appearance of the roof; that standard box vents
do not require lower roof venting to operate; that other roofs within the
historic district have box venting; and that the location of the vents on the
east pitch of the roof would be difficult to see from Washtenaw Ave.*

Stevenson: Affirms that it would not be visible when driving on Washtenaw, but they are also concerned with pedestrian traffic. States that can vents can be eye-sores.

Condon: States that he is not clear about the argument against ridge venting and that he doesn't understand how the crown molding would impact the ridge vent.

Rupert: States that it appears that there is enough room to install soffit vents.

Condon: States that at the last meeting the applicant states that he would be installing surface mounted vents at the gutter that go underneath the shingles. If those are the intake, then the exhaust would be the ridge. States that they would not need soffit vents.

Rupert: States that the crown is at the gable.

Stevenson: *Reads from HDC Meeting Minutes from January 12, 2016* States that Mr. Staffeld originally stated that "they use an edge vent system, so that they are installed on the bottom edge of the bottom row of shingles and then shingles over it."

Condon: States that if the intake is the edge vent, the exhaust is either the can or the ridge. States that install soffit vents on a two story house is a lot of work, so he understands why it would be expensive. States that if they are already installing the edge vent, that would meet the need for an intake vent. States that there may be another reason Mr. Roof could not install the ridge vent.

Pettit: States that it could be that the ridge venting isn't working the way they expected it to.

Condon: States that he would not be opposed to can vents as long as they don't face the street. States that they would be difficult to see from the street.

Sadeghi: States that Mr. Staffeld gave her a packet for the Commissioners. *Gives packet of supplemental materials for the Commission* States that the house has existing box vents. States that the additional cost of installing the soffit vents is a hardship.

Stevenson: States that if he is installing edge venting, as discussed at the previous meeting, he would not have to install soffit venting.

Lindsay: States that the house in the packet with can vents may not have had room to install soffit vents. There may not have been another option for that house.

Rupert: States that the ridge vent and the edge vent are sufficient for causing a draft under the shingles, and that can vents would not be necessary. The soffit vents would not be necessary either.

Condon: States that they don't understand why adding a ridge vent requires the installation of soffit vents if there is an edge vent system.

Stevenson: States that Mr. Staffeld should come in so that they can clarify. States that he had originally stated he was using an edge vent system, and if that is the case there would be no need to add soffits.

Pettit: States that the next meeting will be held on February 9.

Motion: Rupert (second: Prebys) moves to table the application pending further information.

Secretary of the Interior Standard: n/a

Approval: Unanimous. Motion carries.

NEW BUSINESS

228 W Michigan Ave.

**Application is for change of sign text.*

Applicant: Alex Chinchilla, on behalf of Manuel de Paz, owner (present)

Discussion: Rupert: Asks about the plan for the large Coca-Cola sign above the other sign.

Chinchilla: States that he believes they want to keep the sign, but they will remove the "Wolverine" name. States that the sign has been there for many years and they don't want to remove it.

Prebys: Asks if the colors in the photo submitted are the colors they plan to use. States that the lettering is hard to read.

Chinchilla: Affirms that those are the color choices. States that it is easier to read in person. States the sign will be new, that the existing sign is a sticker that they will peel off.

Prebys: Asks if there will be a new piece of plywood.

Chinchilla: States that it will be new, that the existing is not in great shape.

Prebys: States that the new plywood would need a frame of some sort.

Chinchilla: States that they have used a clear coating on the edge.

Rupert: States that they would need to use some sort of a metal or plastic band around it to keep the water out.

Chinchilla: States that the existing sign has a metal band around it, sort of like a drip edge. States that the new sign will go under the drip edge.

Prebys: States that if water gets in, the plywood would start separating.

Stevenson: States that she agrees with Commissioner Prebys about the color choices, states that the lettering is difficult to see.

Chinchilla: States that he thought he was unable to change the color in the background.

Commissioners: State that this is not the case.

Lindsay: Asks about a lighting plan.

Applicant: States that he is unsure about the plan for lighting.

Motion: Prebys (second: Condon) moves to approve the application for the installation of a sign at 228 W Michigan Ave. The sign will match the right-hand side, the ivory, with red and green lettering. The sign will be the same size as the sign board that currently exists.

Secretary of the Interior Standard: #10—New work shall be removable.

Approval: Unanimous. Motion carries.

306 E Cross St.

**Application is for installation of new doors, storm windows and doors, gutter replacement, and paint.*

Applicant: Michael Condon, contract (not present, recused from the room)

Discussion: *Commissioner Condon recuses himself from the room for the duration of the discussion on 306 E Cross*

Stevenson: States that there are a variety of items on the application. States that they plan to replace the front door with a storm door, and a painted wood door to match with the exception of a mail slot. States that she does not have a problem with that. States that they want to replace the bulkhead door *shows spec sheet* states that she doesn't have a problem with that either. States that they want to install 4 storm wooden windows to the front of the house; however, they do not have a spec sheet for the windows or photos of the existing windows. States that the applicant provided paint chips for the exterior painting, however, they don't include photos of the garage doors they plan to install.

Prebys: States that the garage doors are already installed.

Stevenson: States that they would still want to see photos of the new garage doors. States that they may have to table the application pending more information, like spec sheets on the windows.

Motion: Stevenson (second: Prebys) moves to table the application for 306 E Cross pending more information on the garage door, the condition of the windows, spec sheets for the aluminum storm windows, spec sheets for the wooden storm windows, and more information on existing gutters and plan for color of new gutters and placement of downspouts.

Secretary of the Interior Standard: n/a

Approval: Unanimous. Motion carries.

124 Pearl St.

**Application is for installation of an emergency generator.*

Applicant: Bob Smith, contractor (not present)

Discussion: Prebys: States that he does not see a problem with it.

Motion: Prebys (second: Rupert) moves for approval of the application for the installation of a generator at the roof of 124 Pearl St. It is a natural gas powered generator to service an existing T-Mobile cellular installation. The generator will be located on the existing platform on the rooftop and will replace the existing radio cabinet which will be removed.

Secretary of Interior Standard: #10—New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

14 S Washington--Thrift Store

**Applicant is here to discuss proposed mural project.*

Applicant: Jeff Bush and Lynne Settles

Discussion: Mr. Bush states that they are planning to use a foam and aluminum board for the canvas as opposed to ply wood. Ms. Settles discusses the subject of the mural with the Commission. They state that the students would like to use Women of Ypsilanti as their subject. States that they will be consulting with local historian, Matt Siegfried, to check the sketches for historical accuracy. States that the students will each paint a piece of the mural and then the pieces will be assembled to make the full mural. States that there are roughly 20 students involved in the project. States that she would like to bring some students to the meeting so they can be involved in the process.

Prebys: States that they would like to see the finalized design before they begin the mural.

Stevenson: States that when they do return as an Action Item that it would be best if they could bring as much information as possible (photos, etc.).

ADMINISTRATIVE APPROVALS**35 Photo St.**

**Application for the installation of new roofing and vents.*

Applicant: Mr. Roof, contractor

Discussion: Stevenson: States that the installation of the can vents may be a problem.

Prebys: States that ridge venting may not have been possible with the bungalow style roof.

Lindsay: This installation is being used to set precedent about can vents.

Stevenson: States that is not the same situation, as this is a bungalow and the ridge venting system may not have been possible on this roof.

Lindsay: States that they have seen another property recently with a similar situation where ridge venting was not possible. States that they allowed the can vents in that instance.

Motion: Rupert (second: Prebys) approves the administrative approval for 35 Photo St.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Approval of the 2015 Annual Report

Motion: Rupert (second: Pettit) moves to approve the report as amended to include the Starkweather update.

Approval: Unanimous. Motion carries.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of January 12, 2016

Motion: Prebys (second: Rupert) moves to approve the minutes as amended to correct "NDO" to "MDO."

Approval: Unanimous. Motion carries.

Approval of the minutes of January 19, 2016

Motion: Rupert (second: Prebys) moves to approve the minutes.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (second: Pettit) moves to adjourn.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:22 pm